

HALIFAX REGIONAL MUNICIPALITY

DISTRICT 12 PLANNING ADVISORY COMMITTEE JULY 5, 2004 MINUTES

PRESENT: Heather Ternoway, Chair
Clary Kempton
Mia Rankin
Councillor Dawn Sloane

**ABSENT WITH
REGRETS:** Beverly Miller

STAFF: Randa Wheaton, Planner II
Gail Harnish, Admin/PAC Coordinator
Sherryll Murphy, Legislative Assistant

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1. **CALL TO ORDER**

The meeting was called to order at 7:15 p. m.

2. **APPROVAL OF THE AGENDA**

MOVED by Clary Kempton, seconded by Mia Rankin, that the agenda, as distributed be approved. MOTION PUT AND PASSED UNANIMOUSLY.

3. **APPROVAL OF THE MINUTES OF MAY 31, 2004**

The following corrections were made to the minutes:

- < Ms. Ternoway indicated that she had joined the meeting prior to the presenters speaking.
- < Page 5, reference to Community Council in the sentence beginning 'Mr. Alan Parrish,' was changed to Committee.
- < Page 9, the words "Clary/Sloane that" were deleted from the motion relating to Case 00628.

MOVED by Clary Kempton, seconded by Mia Rankin that the minutes, as amended, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

4. **BUSINESS ARISING FROM THE MINUTES**

Note was made that there has been some concern regarding the appropriateness of members of the public speaking on the Grafton Street application at the last committee meeting. A brief discussion ensued regarding whether or not all members of the public should have an opportunity to speak on items before the Committee. It was suggested that requests to speak be submitted in writing prior to the meeting.

Mr. Kempton asked if only those with a specific interest or all members of the public should be permitted to speak.

The Committee **agreed** that direction be sought from the Municipal Solicitor as to whether, under the Terms of Reference for the Committee, the District 12 PAC is permitted to receive presentations on planning applications once the report has been tabled with the Committee.

The Chair suggested that once guidelines have been developed and implemented in this regard, they be placed on the web page.

5. **CASE 00662: AMENDMENT TO A DEVELOPMENT AGREEMENT - 5251 SOUTH STREET, HALIFAX**

- A staff report dated June 11, 2004 prepared for Paul Dunphy, Director of Planning and Development Services, was before the Committee for consideration.

Ms. Randa Wheaton, Planner, briefly reviewed the application by Rockstone Investments Limited to amend the development agreement for 5251 South Street, Halifax, as found in the staff report dated June 11, 2004. Ms. Wheaton noted that although the amendments allow an increase to the density of the building, the density remains within the allowable limit under the Land Use By-law.

Ms. Wheaton indicated that the majority of the changes were to the interior of the building. The building exterior remains virtually the same, with only minor changes to improve access to the rear stairwell and resulting changes to the window placement.

Councillor Sloane advised that she had heard nothing negative from the community with regard to this matter.

Ms. Wheaton advised that very few people attended the public information meeting with regard to this matter. Two individuals who did have questions, were satisfied with the responses they received.

Following a brief discussion, it was **MOVED by Councillor Sloane, seconded by Mr. Kempton that the District 12 Planning Advisory Committee recommend that Peninsula Community Council:**

1. **Move Notice of Motion for the amending agreement, as found in Attachment I of the staff report dated June 11, 2004 for 5251 South Street, Halifax, and schedule the public hearing for September 13, 2004.**
2. **Approve the proposed amending development agreement, presented as Attachment I of the staff report dated June 11, 2004, for 5251 South Street, Halifax.**
3. **Require that the amending agreement be signed within 120 days, or any extension thereof granted by Community Council on request of the applicant, from the date of final approval by Community Council and any other bodies as necessary, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.**

6. STATUS UPDATES

6.1 Monthly Status Sheet

The Committee reviewed the monthly status sheet. Note was made that Case 00665 - Rezoning of 5220 Morris Street is in District 12 rather than District 13. A copy of the status sheet is on file.

6.2 Decisions of Community

The Committee reviewed decisions of Peninsula Community Council relative to Case 00628: Halifax Municipal Planning Strategy and Land Use By-law Amendment, Development Agreement - 5837 Cunard Street and 2372 June Street, and Case 00605: Application for Development Agreement - 1684 Grafton Street, Halifax. No further action was taken.

7. NEW BUSINESS

Councillor Sloane advised that discussions were ongoing with the Province relative to legislation which will enable HRM and landlords to better deal with tenant infractions of the Noise and Solid Waste By-laws.

The Committee was advised that Ms. Maureen Strickland has resigned.

8. NEXT REGULAR MEETING DATE

The next meeting of the Committee will be held on August 23, 2004.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 p.m.

Sherrill Murphy
Legislative Assistant

